



Existing and Future Potential Residential Development in Southwest Greenville (portion of Vision Area E)



Report on Development Activities in the Southwest Quadrant September 22, 2004

The study area is part of Vision Area E, being generally described as the southwest sanitary sewer test area and adjoining properties. The area is located south of Greenville Boulevard and Dickinson Avenue Extension, north of Forlines Road, west of Memorial Drive and east of the western extent of the City's jurisdictional boundary in the vicinity of Frog Level Road.

In 1998, as part of a sanitary sewer (GUCO) outfall extension project, the City of Greenville in cooperation with Pitt County extended the city's extraterritorial jurisdiction (ETJ) boundary to the present limit. This 2-¼ square mile expansion area, at its greatest dimension, extended the city's planning, zoning and regulatory authority approximately 1-½ miles to areas beyond Frog Level Road. This new ETJ area, which shares a concomitant southern boundary with the Town of Winterville, has experienced a high level of zoning, development and annexation activity in the past several years due to the availability of municipal, county and GUCO services and facilities. The new South Central High School is a major feature in the area, and that in addition to the availability of sanitary sewer service been a contributing factor in public and private development decisions.

This outlying building activity has also accelerated development in the interior (pre 1998) ETJ area immediately west of Memorial Drive. Expansions to already existing subdivisions, as well as new single-family and multi-family developments in conjunction with construction of new office and retail establishments have established this interior area as a major growth area.

To visually illustrate these trends, select development activities are illustrated on the attached map included in this report, dated September 22, 2004.

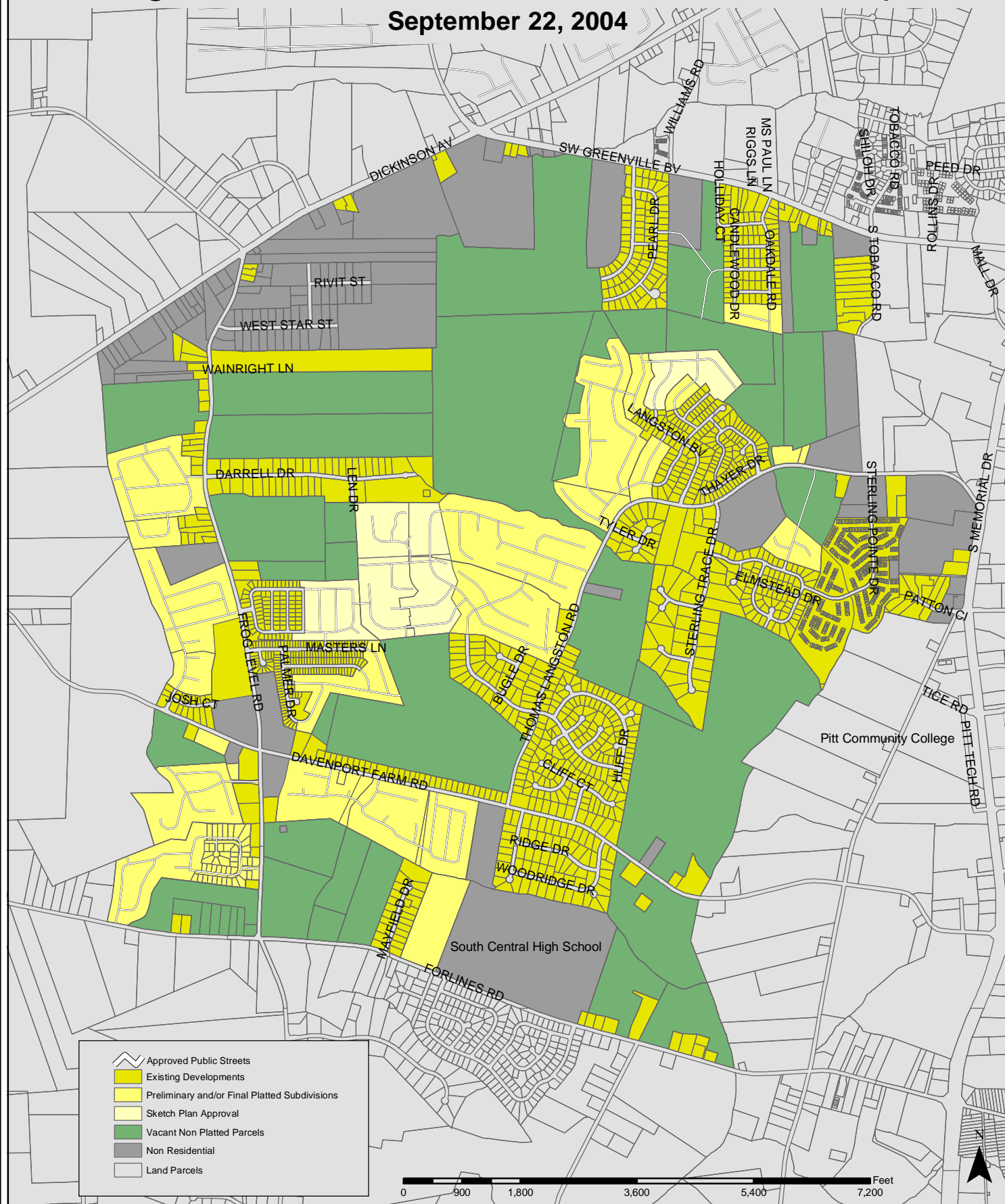
In total, the area currently contains 2,249 residential units/lots categorized as existing development and 1,853 residential units/lots categorized as preliminary/final or sketch plan approvals. These two (2) categories together contain 4,102 known or shortly anticipated dwellings. Build-out of the second category (1,853 units) is eminent and should occur prior to 2010.

Although a significant amount of growth has taken place to date, significant acreage remains undeveloped farmland or woodlands. Vacant lands susceptible to residential development comprise approximately 900 acres that at full development will yield upwards of 4,000 additional dwelling units. Total build-out for all vacant lands would be estimated at 20 plus years.

Estimates of future build-out are based on existing zoning patterns and anticipated future rezoning of existing RA20 district properties as recommended by the Horizons Plan and Future Land Use Plan Map (2/04). The projected densities for future development areas are based on current and historical residential trends and continued application of current regulatory standards. Adjoining land uses patterns, environmental constraints, and existing and future transportation systems and land dedications have also been considered in the estimation of future development density.

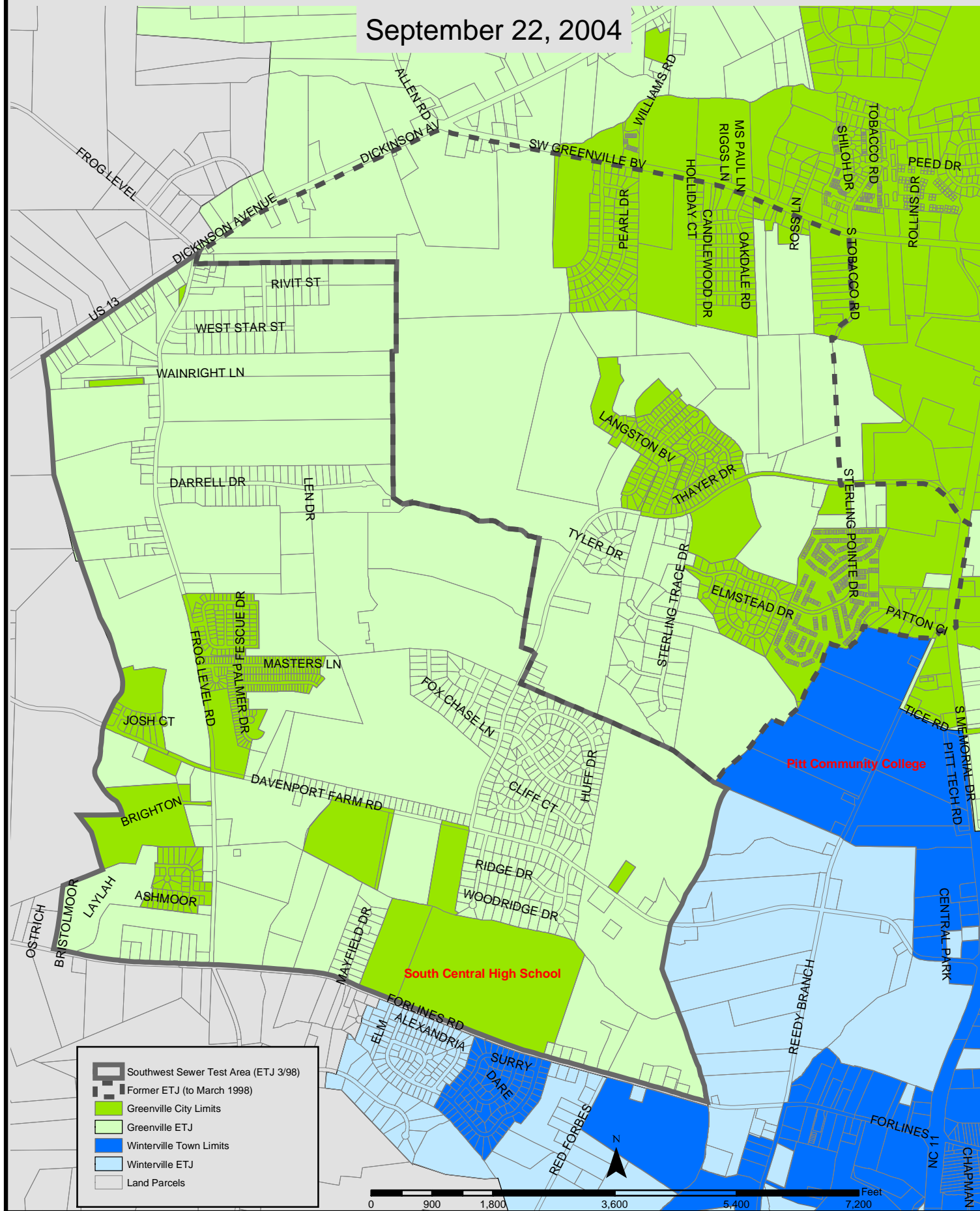
In summary, staff would estimate that the 4.1 square mile study area would, in the future, contain approximately 8,000 total dwellings with a resident population of up to 20,000 persons at 2-½ persons per dwelling unit.

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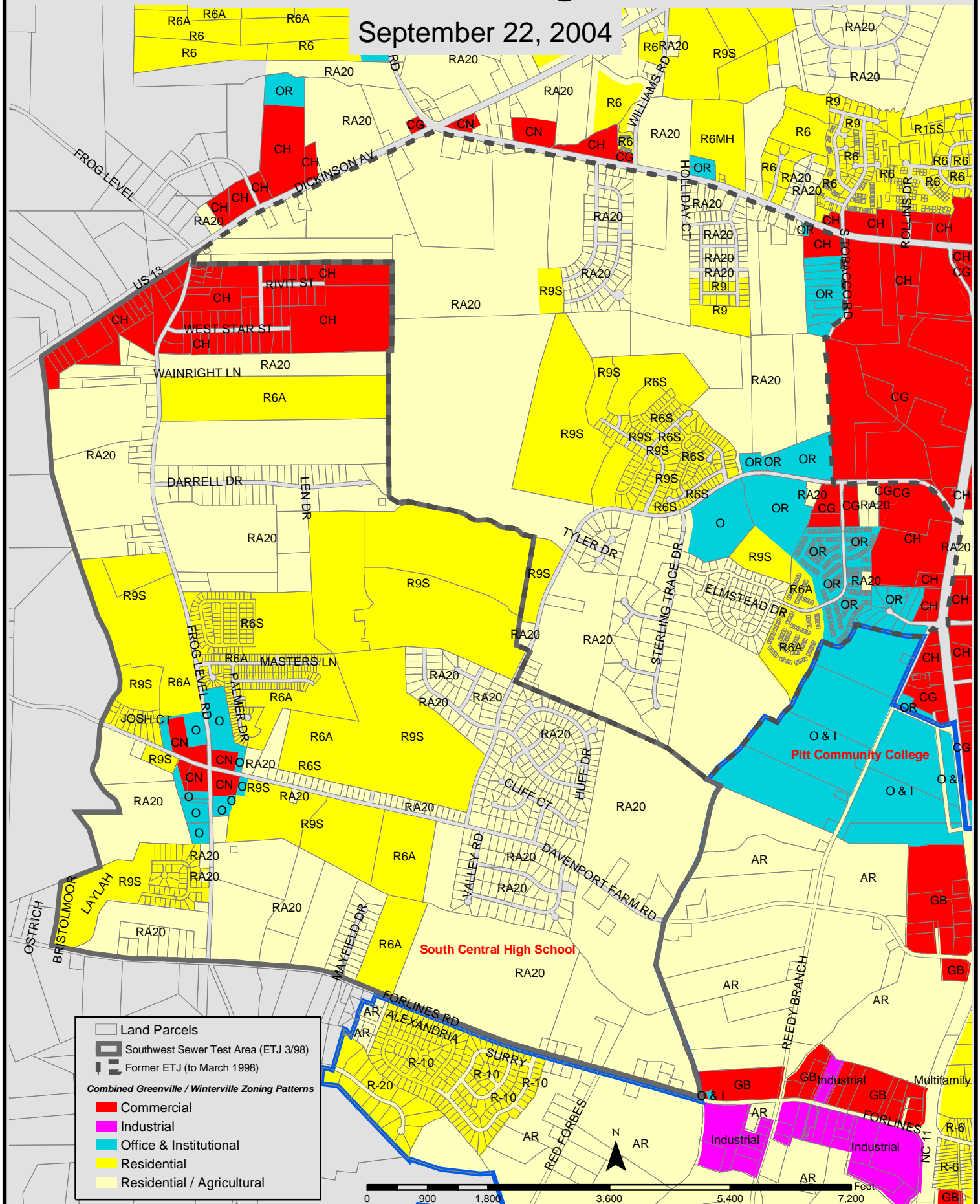


Current City Limits & ETJ Boundaries

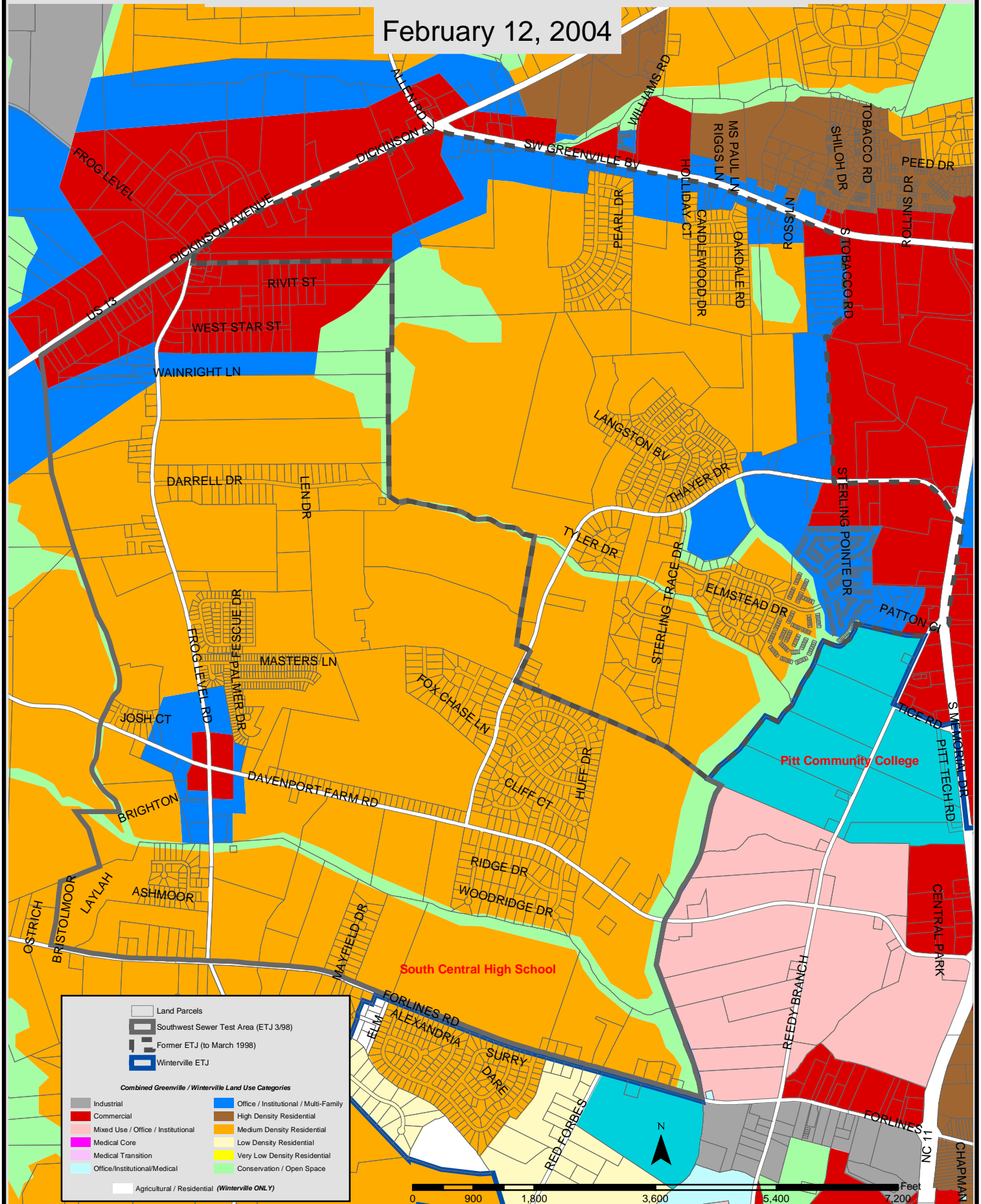
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February 12, 2004



Existing Development

NAME	TOTAL UNITS	ACRES	SQUARE MILES
Augusta Trails Section 2	92	10.06	0.0157
Augusta Trails, Section 1	80	11.55	0.0180
Fairfield Subdivision	34	15.85	0.0248
Forest Pines Subdivision	38	46.44	0.0726
Fox Chase Subdivision	47	29.11	0.0455
Langston Farms (Phases 1, 2, and Section 1 & 2 of Phase 3)	98	25.85	0.0404
Mayfield Subdivision	22	14.49	0.0226
Meadow Woods	85	15.67	0.0245
Mobile Home Park	17	26.39	0.0412
Oakdale Subdivision	83	29.96	0.0468
Providence Place Subdivision	78	17.97	0.0281
Red Oak Subdivision	88	33.74	0.0527
Scattered Homes	82	96.38	0.1506
South Square Apartments (Patton Circle)	185	10.71	0.0167
Sterling point Apartments (Section 4)	200	24.85	0.0388
Sterling Pointe Apartments (Sections 1 & 3)	296	31.02	0.0485
Sterling Trace Subdivision	33	50.28	0.0786
Taberna (Multi-Family)	100	14.15	0.0221
Taberna Phase 1 Section 1	17	6.34	0.0099
Vancroft, Section 1	78	25.40	0.0397
Winchester Subdivision	21	13.25	0.0207
Woodlands Apartments (Tobacco Rd)	227	14.41	0.0225
Woodridge North Subdivision	181	69.41	0.1085
Woodridge South Subdivision	67	42.49	0.0664
TOTALS	2,249.00	675.77	1.06

Preliminary and/or Final Platted Subdivisions

NAME	TOTAL UNITS	ACRES	SQUARE MILES
Augusta Trails, Section 3	130	20.24	0.0316
Barrington Fields Subdivision	91	41.88	0.0654
Brighton Place	97	31.62	0.0494
Brighton Place, Section 2	4	2.84	0.0044
Bristol Moor	123	43.48	0.0679
Charleston Village	116	39.06	0.0610
Fieldstream	58	20.98	0.0328
Hampton Farm	144	20.89	0.0326
Langston Farms (Phase 4)	17	7.92	0.0124
Langston Farms (Phase 5)	24	7.12	0.0111
Langston Farms (Phase 6)	17	3.68	0.0058
Langston Farms (Phase 7)	117	53.27	0.0832
Langston Townhomes	26	3.28	0.0051
Oakdale, Section 3	19	7.78	0.0122
Pinecrest at Sawgrass Pointe	89	27.84	0.0435
Savannah Place	153	57.46	0.0898
Taberna	127	42.51	0.0664
The Vineyards	155	19.83	0.0310
Vancroft, Section 2	25	10.12	0.0158
TOTALS	1,532.00	461.80	0.72

Sketch Plan Approval

NAME	TOTAL UNITS	ACRES	SQUARE MILES
Charleston Village (Future Section)	157	41.11	0.0642
Langston Farms (Future Section)	60	19.06	0.0298
Meadow Woods (Future Section)	85	19.80	0.0309
Savannah Place (Future Section)	19	25.97	0.0406
TOTALS	321	105.94	0.1655

Vacant Non Platted Parcels

	TOTAL UNITS	UNITS PER ACRE	ACRES REDUCED BY 20%	SQUARE MILES
NAME				
Vacant Parcel # 03117	170	4	42.50	0.0664
Vacant Parcel # 05383	53	4	13.23	0.0207
Vacant Parcel # 05383	235	13	15.39	0.0240
Vacant Parcel # 05582	93	3	30.96	0.0484
Vacant Parcel # 05583	22	3	7.45	0.0116
Vacant Parcel # 05587	139	4	34.86	0.0545
Vacant Parcel # 05588	449	4	112.22	0.1753
Vacant Parcel # 10614	51	3	16.98	0.0265
Vacant Parcel # 13364	163	8	20.32	0.0318
Vacant Parcel # 13789	326	8	40.76	0.0637
Vacant Parcel # 14454	69	3	22.98	0.0359
Vacant Parcel # 14464	69	4	17.29	0.0270
Vacant Parcel # 14466	62	4	15.50	0.0242
Vacant Parcel # 14467	60	4	15.09	0.0236
Vacant Parcel # 14545	40	4	10.04	0.0157
Vacant Parcel # 14873	100	4	24.92	0.0389
Vacant Parcel # 15807	350	5	70.08	0.1095
Vacant Parcel # 19266	18	4	4.42	0.0069
Vacant Parcel # 19292	72	4	17.95	0.0280
Vacant Parcel # 20604	52	3	17.37	0.0271
Vacant Parcel # 22728	122	4	30.62	0.0478
Vacant Parcel # 23627	506	4	126.45	0.1976
Vacant Parcel # 23628	39	4	9.72	0.0152
Vacant Parcel # 25786	87	4	21.67	0.0339
Vacant Parcel # 33365	471	6	78.66	0.1229
Vacant Parcel # 43776	22	4	5.41	0.0085
Vacant Parcel # 44080	21	4	5.33	0.0083
Vacant Parcel # 44336	22	4	5.52	0.0086
Vacant Parcel # 47446	42	4	10.55	0.0165
Vacant Parcel (Unknown PIN)	79	4	19.84	0.0310
TOTALS	4,004.00	135	864.08	1.3501

Non Residential

NAME	ACRES	SQUARE MILES
Non Residential	531.41	0.8303

Rezoning Activity (from April 1998)

ZONE	NUMBER OF REZONING CASES	ACRES	SQUARE MILES
CG	2	2.91	0.00454688
CH	1	32.02	0.05003125
CN	4	13.74	0.02146875
O	7	19.92	0.03112500
OR	2	20.06	0.03134375
R6A	7	178.35	0.27867188
R6S	7	95.19	0.14873438
R9S	13	489.75	0.76523438
TOTALS	43	851.94	1.33115625

Summary Table

TYPE	TOTAL UNITS	TOTAL ACRES	SQUARE MILES	NOTES
Existing Developments	2,249.00	675.77	1.06	
Preliminary and/or Final Platted Subdivisions	1,532.00	461.80	0.72	
Sketch Plan Approval	321.00	105.94	0.17	
				* Acreage & Square Miles
Vacant Land	4,004.00	864.08	1.35	reduced by 20%
TOTALS	8,106.00	2,107.59	3.30	

- Total Square Miles = **4.13**
- Total Acres = **2,639.00**

(Total Area calculations include Existing Developments, Preliminary and/or Final Platted Subdivisions, Sketch Plan Approvals, Vacant Land, and Non Residential Land)